

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting Agenda for October 18, 2010 at 7:00 pm  
Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



**Oliver Smith**  
Chair

**Ann Quinley**  
Vice Chair

**Deb Hofler**  
Secretary

**Dave Anderson**

**Brian Bachman**

**Hans Britsch**

**Chad Christianson**

**Robert Davis**

**Paul Herigstad**

**Christine Lewis**

**David Montross**

**Keith Robertson**

**Rich Rudolf**

**Jon Vick**

**Pending**  
**Victoria Cloutier**

## 1. Call to Order, Declaration of a Quorum, Pledge of Allegiance

## 2. Approval of All Outstanding Minutes of the VCCPG

## 3. Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

## 4. Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- Update on road improvements required of applicant for TPM 20010 lot split at 26677 Kiovo Drive, Valley Center in the Paradise Mountain area. (Smith)
- Report from the South Village committee on speed control in the south village through use of radar activated speed signs designed to slow traffic.

## 5. Action items (VCCPG advisory vote may be taken on members prior to regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regular meetings.)

- DPLU to VCCPG; 3500-10-013 (S10-013) "B" designator; Matz Commercial Building, 8719 Old Castle Road, Escondido; owner is R. Matz, 11233 Rolling Hills Way; contact person is James Scott Fleming; 619-743-5770. Construct an 8,000 SF commercial ding on the site of a previous 6,000 SF building. Building will include a restaurant/deli, 2 additional restaurants, dentist office and miscellaneous office space and additional parking. (DPLU Planner is Elyce Shorb at 858-694-3913) Also, discussion and vote on Planning Group recommendation for I-15 DRB representation. (Jon Vick for VCCPG)
- AD09-048, Weekly second Dwelling Unit, 31075 Valley Center Road, Valley Center. Owners are Ralph and Diane Weekly, DPLU Project Manager is Dixie Switzer. (Christianson).
- Verizon Wireless telecommunication site; P10-001 at APN 129-170-07; Located at 30641 Rolling Hills Drive off of Old Castle Road. Project involves installation of Verizon wireless telecommunications equipment inside a split fact concrete block wall on a concrete pad; installation of three antenna sectors of four antennas each; antennas mounted to a 35 foot mono broadleaf; installation of a new 200 AMP electrical service; installation of a new telco service connection from an existing utility pole; installation of a proposed 4 foot microwave dish mounted to proposed 35 foot monoleaf;. No landscape or irrigation is planned for project. Applicant is Verizon wireless whose contact is Eric Neilson 949-293-5506; Owner is Nora and Marty Marvin 30641 Rolling Hills Drive 760-855-3107. No DPLU contact is provided. (Anderson).
- Discussion and possible vote on creating a new Equine Subcommittee to work with DPLU in formulating an equine ordinance appropriate to the needs of Valley Center. (Smith)
- Discussion and vote on a motion supporting the General Plan and the importance of community plans before the Board of Supervisors at their October 20, 2010 meeting. (Quinley)
- Automotive Specialists- 3501-03-021-03 (S03-021-W1) located at Valley Center Road and Lizard Rocks Road; Site Plan for an 5,800 sq ft. industrial warehouse that will serve as an electrical contractor warehouse, plumbing contractor warehouse, auto repair, wholesale auto parts. Operation will be from 7 AM to 5 PM. Contact person is Jerry Gaughan 619-523-0133. (DPLU planner is Kevin Johnson 858-694-3084.) (Robertson)

## 6. Subcommittee Updates (Informational reports by subcommittee representative)

- a. Mobility – (Christine Lewis, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Keith Robertson, Chair)
- e. Orchard Run – (Debra Hofler, Chair).
- f. Parks & Rec. – (David Montross, Chair)
- g. Rancho Lilac – (Ann Quinley, Chair)
- h. Southern Village - (Jon Vick, Chair)
- i. Spanish Valley Ranch (formerly Spanish Trails/Segal Ranch) (Oliver Smith, Chair)
- j. Tribal Liaison – (Paul Herigstad, Chair)
- k. Website – (Bob Davis, Chair)
- l. Pauma Ranch (Ann Quinley and Keith Robertson, Co-Chairs)
- m. Castle Creek ( Oliver Smith, Chair)
- n. Equine Rezoning (Paul Herigstad, Chair)

## 7. Correspondence Received

- a. DPLU to VCCPG, Final Agenda for San Diego County Planning Commission for September 24, 2010 at 5201 Ruffin Road, Suite B, San Diego; Discussion and vote on Zoning Ordinate updates and County Code Amendments.
- b. DPLU to VCCPG, TM5315 RPL6, Beauvais Tentative Map, APN 185-230-91, Valley center South of Old Castle Rd near Red Mountain Drive, 8 lot + street subdivision on 23.2 ac, Preliminary Grading Plans, Acoustical Analysis Report, Fire Protection Plan, Cultural Resources Survey, Preliminary Hydrology and Hydraulic Report, Summary Biology Report, Stormwater Management Plan Traffic Study, Notice of Intent to Adopt a mitigated Negative Declaration. Developer Jerry Gaughan, Stone Summit LLC, DPLU Project Manager Kristina Jeffers (Bachman)
- c. DPLU to VCCPG; Valley Center View Properties at Miller Road and Valley Center Road; STP 08-013 Site Development Plan including gas station, food and retail; Kiva Number 08-009-5653; Applicant and contact is Jerry Gaughan at 519-846-7705. (For planner assignment call 858-694-3292) (Robertson)
- d. DPLU to VCCPG, Butterfield Trails LLC at Sunday Drive and Valley Center Rd. TM5551RP:1, P08-028; 59 acres containing 71 residential lots and commercials. Planned development Plan; contact is Brent Moore at 858-376-3555. (For DPLU planner Assignment, call 858-694-3292. (Vick)
- e. DPLU to VCCPG; Weston Town Center; Case number: 3992-10-014 (MPA); APN 188-230-01,06,45 and 188-231-13 and a portion of 30; KIVA number 10-0128366; summary of August 17, 2010 DPLU Pre-application meeting with a summary of major issues, key decisions and guidance for project processing; contact person-James Chagala, 10324 Meadow Glen Way East in Escondido. (DPLU Planner is Daniella Rosenberg at [daniella.rosenberg@sdcounty.ca.gov](mailto:daniella.rosenberg@sdcounty.ca.gov)) (Robertson)
- f. DPLU to VCCPG; Automotive Specialists, 3501-03-021-03 (S03-021-W1) located at Valley Center Road and Lizard Rocks Road; Site Plan for an 5,800 sq ft. industrial warehouse that will serve as an electrical contractor warehouse, plumbing contractor warehouse, auto repair, wholesale auto parts. Operation will be from 7 AM to 5 PM. Contact person is Jerry Gaughan 619-523-0133, DPLU planner is Kevin Johnson 858-694-3084.) (Robertson)
- g. Analytical Environmental Services of the Bureau of Indian Affairs to Oliver Smith, Valley Center Community Planning Group. Disc containing a Finding of No Significant Impact for the San Pasqual Band of Diegueno mission Indians 9 acre Fee to Trust Project which will lead to development of a small retail Plaza. Land is at the Southwest corner of Valley Center Road and North Lake Wohlford Road. An on-line version of the finding is available at [www.analyticalcorp.com](http://www.analyticalcorp.com)
- h. Clerk of the Board of Supervisors, County of San Diego to VCCPG. Notice of Public Hearing on the General Plan Update and Proposed ordinances. October 20, 2010 at 9 AM at County Administration Center, Room 310, 1600 Pacific Highway, San Diego.
- i. San Diego County Traffic Advisory Committee to Oliver Smith and the Valley Center Community Planning Group. The Traffic Advisory Committee recommends that the 50 MPH speed limit remain at unchanged as a result of recent speed surveys. The portion of Valley Center Road in question is from State Route 76 southerly to a point 1,230 feet south of Mile Post 34.

## 8. Adjournment

**Next Regular Meeting: November 8, 2010**